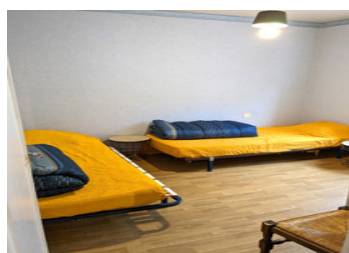


Traditional 2 bed house in rural setting, near town. Garage, large garden, 30 minutes to sandy beaches.

## EXCLUSIVE



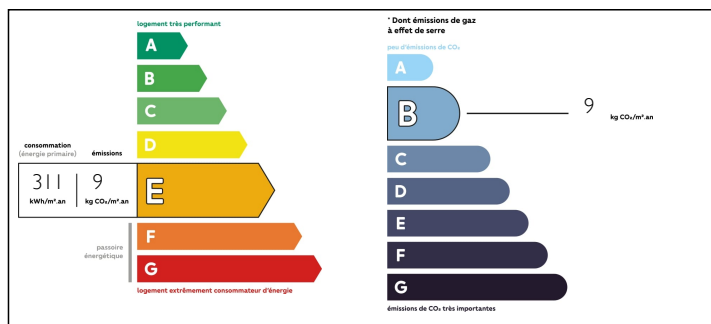
## INFORMATION

Town:	Froidfond
Department:	Vendée
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	914 m2

## IN BRIEF

This tidy house, currently let successfully as a gite comes with the option to buy with neighbouring 3 bedroom property with its land of 942 m<sup>2</sup> ref. A25428ALT85. A well presented 1980's 2 bedroom 80m<sup>2</sup> bungalow on land of 914m<sup>2</sup>, only 2.5 km from St. Christophe-du-Ligneron. This property is situated in a hamlet on a quiet country road near walking and cycling routes. The vibrant town of Challans only 10 minutes away with all amenities, station with trains direct to Nantes, shopping centres, hospital, cinema, swimming pools, markets, schools for ages , restaurants and excellent transport links. Nantes airport is a one hour drive.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Entrance is through the utility room and kitchen to the light and spacious lounge/dining area 25.6 m<sup>2</sup>, with wood-burner (insert); access to the two bedrooms, 9.6 m<sup>2</sup> and 9.9 m<sup>2</sup>, shower room & separate WC. The property benefits from electric heating and double glazing. The garage is attached. There is a gated entrance, large garden, covered parking for a Camper van, a wooden shed for storage and a sheltered patio area for outside dining.



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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES